



# Town of Garner Official Zoning Map

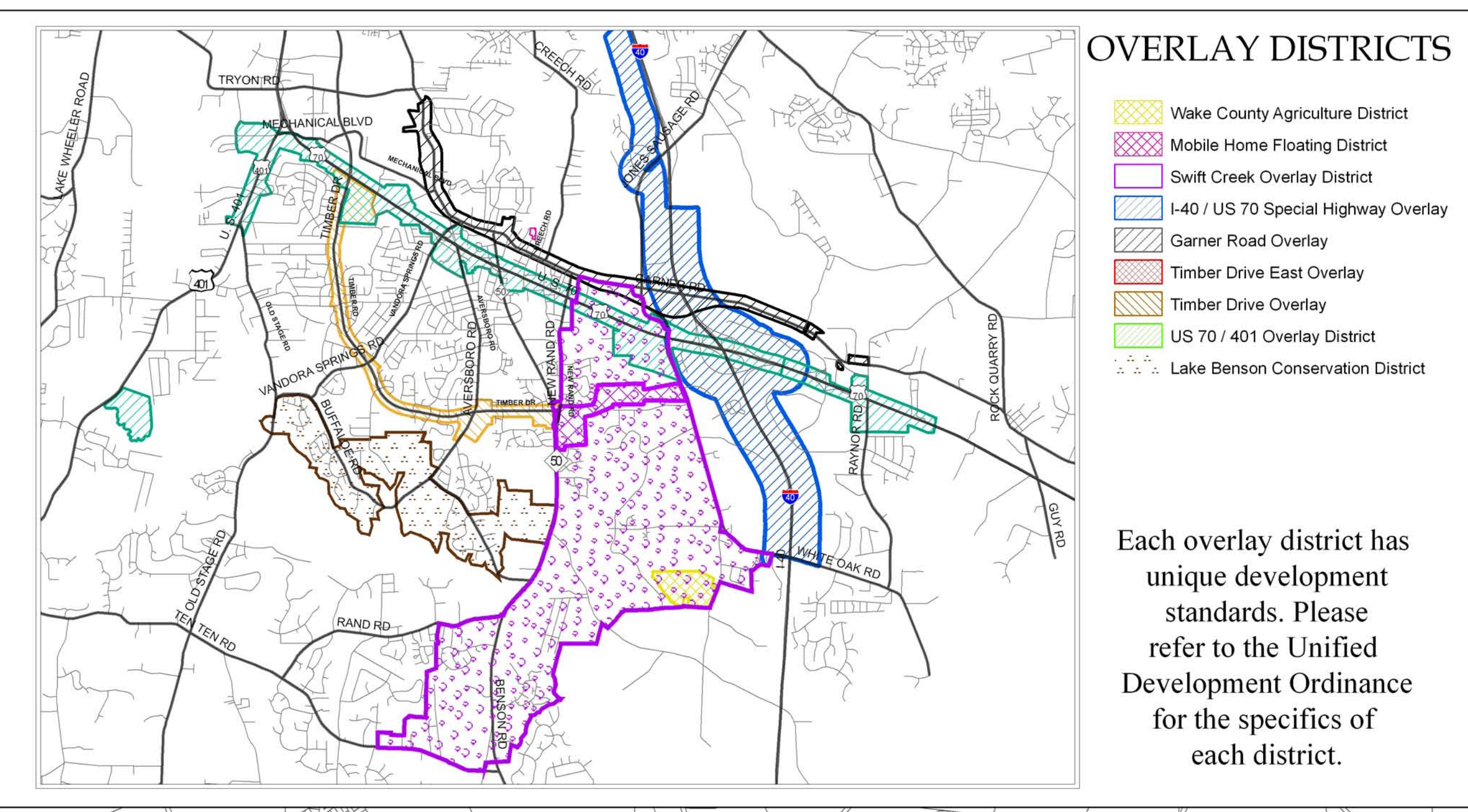
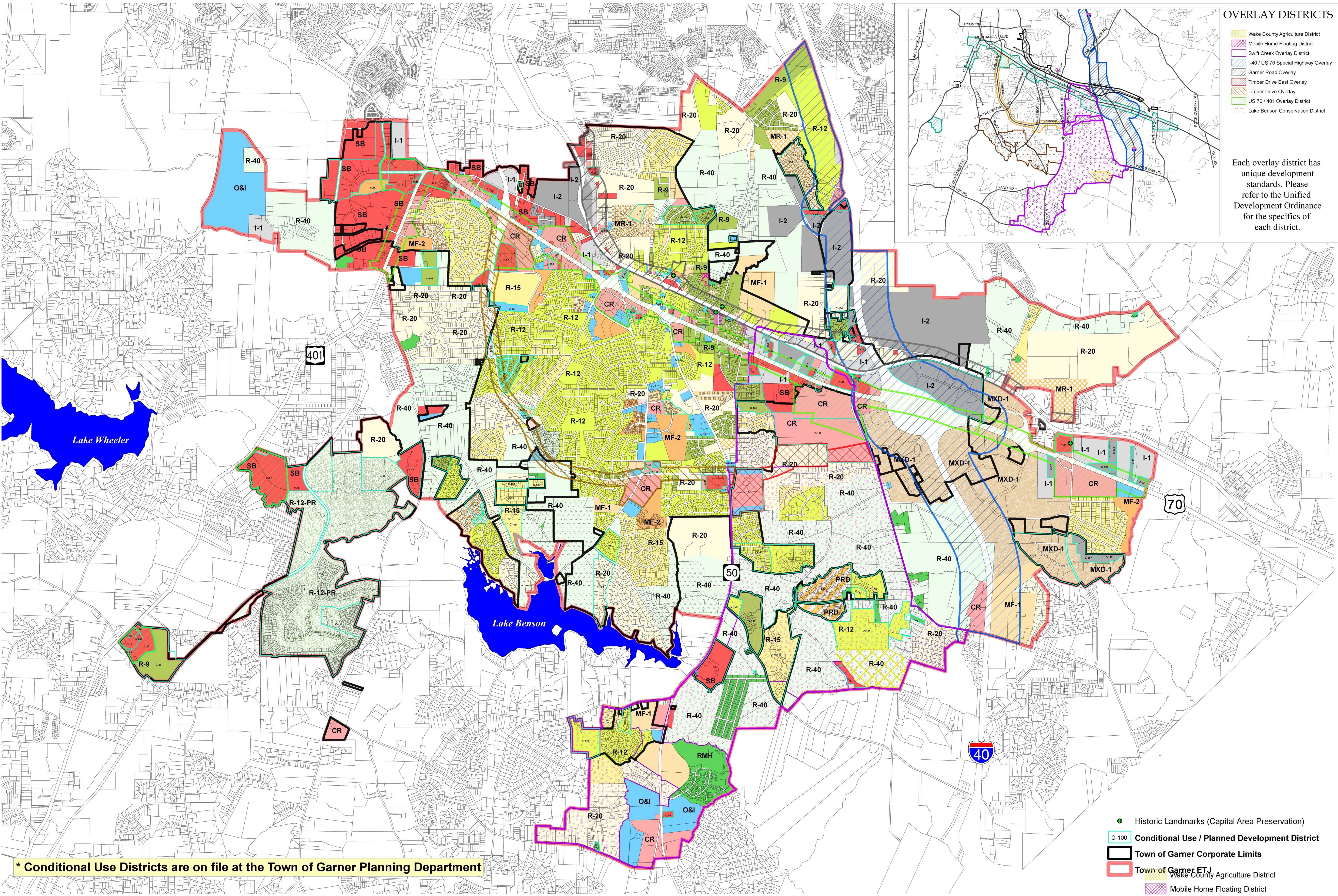
Prepared by the Town of Garner Planning Department



0 2,000 4,000 Feet

Adopted by the Board of Aldermen: March 19, 1996  
Revised: August 4, 2008  
Plotted: January 8, 2009

NOTE: This map is a representation of the digital map housed in the Town of Garner Planning Department. It reflects the zoning districts in the Unified Development Ordinance. It is subject to change due to rezoning, future growth, et cetera. Please contact the Town of Garner for updates. This map is compiled from the best available sources and have been registered to the Wake County GIS parcel database. This map replaces the manually rendered Official Zoning Map attested May 19, 1993. The Town of Garner is not responsible for improper use of this map.



- OVERLAY DISTRICTS**
- Wake County Agriculture District
  - Mobile Home Floating District
  - Swift Creek Overlay District
  - I-40 / US 70 Special Highway Overlay
  - Garner Road Overlay
  - Timber Drive East Overlay
  - Timber Drive Overlay
  - US 70 / 401 Overlay District
  - Lake Benson Conservation District

Each overlay district has unique development standards. Please refer to the Unified Development Ordinance for the specifics of each district.

\* Conditional Use Districts are on file at the Town of Garner Planning Department

**Zoning Districts**

- |                                       |                                     |                               |                     |                                      |
|---------------------------------------|-------------------------------------|-------------------------------|---------------------|--------------------------------------|
| R-40 Single Family (40,000 s.f. lots) | R-9 Single Family (9,000 s.f. lots) | NO Neighborhood Office        | CR Community Retail | MXD Mixed Use Development            |
| R-20 Single Family (20,000 s.f. lots) | RMH Manufactured Homes and Parks    | O&I Office & Institutional    | SB Service Business | Planned Residential Development      |
| R-15 Single Family (15,000 s.f. lots) | MF-1 Multi Family 1                 | CBD Central Business District | I-1 Industrial 1    | Traditional Neighborhood Development |
| R-12 Single Family (12,000 s.f. lots) | MF-2 Multi Family 2                 | NC Neighborhood Commercial    | I-2 Industrial 2    | Planned Unit Development             |

**Obsolete Zoning Districts**

- MXD-1 Mixed Use District
- MR-1 Multi Residential
- R-12-PR Planned Residential
- RCD-3 Residential Cluster

Obsolete districts have been mapped on the Official Zoning Map of the Town of Garner, but are no longer part of the zoning district hierarchy applied to the Town. These districts have been retained from the previous version of the land use ordinance, and land that is zoned with any of the obsolete district designations will continue to be developable under those use and dimensional regulations applicable to the districts immediately prior to the effective date of this UDO. See Section 4.1 entitled Establishment of Districts for list of obsolete districts.

- Historic Landmarks (Capital Area Preservation)
- C-100 Conditional Use / Planned Development District
- Town of Garner Corporate Limits
- Town of Garner ETJ
- Wake County Agriculture District
- Mobile Home Floating District
- Swift Creek Overlay District
- I-40 / US 70 Special Highway Overlay
- Garner Road Overlay
- Timber Drive East Overlay
- Timber Drive Overlay
- US 70 / 401 Overlay District
- Lake Benson Conservation District
- Swift Creek Overlay Non Exempt Areas

Although not mapped, existing residential and commercial uses in place before June 1, 2005 that are within the Swift Creek Overlay boundary are exempt from the development standards.